

# REFURBISHED OFFICE SUITES

## TO LET

Suite A - 847 sq ft (78.69 sq m) - £13,500 pax

Suite B - 1,053 sq ft (97.83 sq m) - £16,850 pax

## 'ROSE COURT' MILL LANE, CRONDALL, FARNHAM, SURREY, GU10 5RP



commercial property consultants

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Regulated by RICS



- ▶ Self-contained suites
- ▶ Excellent on-site parking and road communications
- ▶ Door entry phone system
- ▶ Sealed double-glazed units
- ▶ Suspended ceilings
- ▶ Modern lighting
- ▶ Comfort Cooling
- ▶ Central heating
- ▶ Kitchen facilities
- ▶ Dado trunking
- ▶ New carpets
- ▶ Loft storage



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## LOCATION

The property is located off the A287 in a prominent position approximately five miles from Junction 5 of the M3 motorway. The A287 also provides access to the A31 and thereafter the M25. Both Heathrow and Gatwick Airports are easily accessible, as are Basingstoke, Camberley, Guildford and other regional centres.

## DESCRIPTION

'Rose Court' is a modern office building of brick and tile construction which incorporates all modern amenities. Two recently refurbished office suites are available on the first floor which are approached via a separate private access.

## ACCOMMODATION

The accommodation, which has been recently refurbished, provides the following net internal area floor areas:-

Suite A      847 sq ft      (78.69 sq m)

Suite B      1,053 sq ft      (97.83 sq m)

## LEASE

A new five year lease is available.

## RENT

Suite A - £13,500 per annum exclusive

Suite B - £16,850 per annum exclusive

## BUSINESS RATES

The rates payable are approximately £5 per sq ft.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## VIEWING

Strictly by appointment with the Sole Agents, Clare & Co:

**01252 710744 / [sales@clareandcompany.co.uk](mailto:sales@clareandcompany.co.uk)**

## REF NO

O/0077



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